

**MARIN COUNTY AIRPORT LAND USE COMMISSION
AND
MARIN COUNTY PLANNING COMMISSION**
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, November 22, 2021 – 1:00 P.M.

AGENDA

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom’s Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom.

How to watch the meeting: Online: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>

Please note there may be a delay when you view the livestream. Local television: tune in to Comcast Channel 27 and AT&T Channel 99.

To participate in a Planning Commission hearing and to submit public comment during the meeting:

Join by computer or mobile device	Join by telephone
Visit: www.zoom.us/join	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 830 1269 5492	Meeting ID: 830 1269 5492
Password: 296866	Password: 296866
Use the "Raise Hand" button to inform the moderator that you would like to comment.	Press *9 to inform the moderator that you would like to comment.

You can find the Planning Commission hearings webpage by searching for Marin County Planning Commission Hearings or linking to the following URL:

<https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>

Agenda items will be heard at the time specified, before or later, depending on the progress of the meeting.

CONVENE AS THE MARIN COUNTY AIRPORT LAND USE COMMISSION

1:00 P.M. 1. INITIAL TRANSACTIONS

- a. Airport Land Use Commission Minutes – November 8, 2021
- b. Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency

- c. Communications
2. DIRECTOR'S REPORT
 - a. Preliminary Agenda Discussion Items
 - b. Biennial Airport Land Use Commission Report
 - c. Letter to Board of Supervisors regarding the ALUP
 3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

ADJOURN AS THE AIRPORT LAND USE COMMISSION (ALUC) AND CONVENE AS THE MARIN COUNTY PLANNING COMMISSION

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Planning Commission Minutes – November 8, 2021
 - b. Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency.
 - c. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
 - b. Biennial Planning Commission Report
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

1:00 P.M. 4. **BRIAN JOHNSON TRUST COASTAL PERMIT**

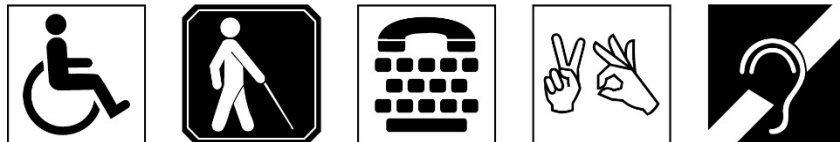
Planner: Sabrina Cardoza

This is a hearing to consider issuing a decision on the Brian Johnson Trust Coastal Permit. The applicant for the project is Brian Johnson, and the property is located at 21 Calle Del Onda, Stinson Beach, further identified as Assessor's Parcel 195-162-49.

The applicant requests Coastal Permit approval to construct a new two-story, 1,488 square-foot single-family residence and a 288 square-foot detached garage on a vacant lot in Stinson Beach. The 1,488 square feet of proposed development would result in a floor area ratio of 9.8 percent on the 15,200 square-foot lot. The proposed building would reach a maximum height of 25 feet above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northwestern front property line; 53 feet from the northeastern side property line; 90 feet from the southwestern side property line; 25 feet from the southeastern rear property line. Various site improvements would also be entailed in the proposed development, including a new septic system, a new driveway, decks, and landscaping improvements. The project was considered and reviewed as part of a previous Mitigated Negative Declaration.

For more information about the application, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/brian_johnson_trust_p3049_cp_sb



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least five workdays in advance of the event. Copies of documents are available in alternative formats, upon request.

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
 - 1. Adopt recommendation to adopt or amend a general, community, or specific plan.
 - 2. Adopt a recommendation on zoning text or zoning district amendments.
 - 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority (for a minimum of three (3) affirmative votes). Failure to obtain a majority vote to approve an action shall be deemed a denial of the action; however, failure to reach a majority vote to deny any matter shall not constitute approval.

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows. These guidelines may be modified at the discretion of the Commission Chair in particular cases.

- A. Planning Division staff report 5-10 minutes
- B. Appellant's presentation 10 minutes maximum
- C. Applicant's presentation 10 minutes maximum
(applies only if public hearing is required to act on a valid appeal)
- D. Public Testimony (depending on the number of speakers) 3-5 minutes each
Members of the audience may not allocate their testimony time to other speakers.

Written testimony is greatly appreciated and should be received no later than 9:00 a.m. on the Thursday prior to the date of the hearing.

Marin County Planning Commission Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org
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When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

E. Electronic Presentations

If you wish to make an electronic presentation at the meeting, please advise the Planning Commission Secretary at 473-6278 or planningcommission@marincounty.org. Your presentation should be submitted on a flash drive at least two (2) business days (by 12:00 noon on the Thursday prior to a Monday hearing) in advance of the hearing to be checked for viruses and pre-loaded on County computer equipment. Non-County computers cannot be connected to the County Network. Please contact the Commission Secretary to discuss your equipment needs.

F. Close public hearing

When the public hearing is closed, no further discussion between the applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at**

<http://www.marincounty.org/planningcommission>